

ESTABLISHED 1857.
GEO. W. LINDSAY & SONS,
REAL ESTATE,
118 NORTH PACA STREET.

GEO. CAREY LINDSAY. GEO. EASBY LINDSAY.
Members of Real Estate Board

EXHIBIT NO. 11
BOOK 11 PAGE 24

Baltimore,

THIS OPTION, Made this 5th day of May in the year One Thousand, Nine Hundred and fifty-two, by and between Frank R. Addison and Maggie Addison, (sister), of Ijamsville, Frederick County, in the State of Maryland, hereinafter called Optionor and the MAYOR AND CITY COUNCIL OF BALTIMORE, a municipal corporation of the State of Maryland, Optionee, hereinafter called City.

WITNESSETH, That in consideration of the sum of One Dollar (\$1.00) paid by said City to said Optionor, the receipt of which is hereby acknowledged by said Optionor, said Optionor hereby grants unto said City, its successors and assigns, the exclusive right or privilege of purchasing the following property now owned by said Optionor and described as follows:

Irredeemable Annual Ground Rent of \$76.00 issuing out of Nos. 636-38-40-42 W. Lee Street.,

at and for the price of SIXTEEN HUNDRED EIGHTY-EIGHT and 88/100 - - - (\$1,688.88) Dollars, lawful money of the United States of America, and upon the following terms of payment: Cash, without interest, at the time of the transfer of title to the City. All taxes and other assessments to be adjusted to the date of transfer.

Notice of Election by the City, its successors or assigns, to purchase the aforesaid property, shall be in writing and shall be given to the Optionor, their heirs, or assigns, within 90 days from the date of this Option, at

Upon the giving of such Notice of Election by said City, a period of ninety days shall be allowed the City within which to ascertain the validity and marketability of the title of said Optionor, and on or before the expiration of said 90 days period, on demand of the City, the Optionor shall convey to the Optionee by special warranty deed, a good and marketable Fee Simple title to the aforesaid property, free and clear of any and all liens or encumbrances, except as expressly set forth herein. Settlement shall be made at the office of the City Solicitor of Baltimore City, Room 217, Court House.

All expenses for examination of title and conveyancing shall be paid by the City.

The Optionor shall not mortgage, encumber or otherwise dispose of the aforesaid property or any part thereof prior to the expiration of this option without first having obtained the prior written consent of the City, its successors or assigns, to do so.

All loss or damage to the aforesaid property or any improvements thereon by fire or other casualty shall be at the risk of the Optionor, until a deed has been executed, delivered and accepted by the City.

The Optionor hereby grants permission to the City, its successors and assigns, and its agents or employees to enter upon the aforesaid property for the purpose of surveying or making tests.